



SAN BERNARDINO COUNTY LAND USE SERVICES  
DEPARTMENT, PLANNING DIVISION  
385 North Arrowhead Avenue, San Bernardino, CA 92415-0182  
15505 Civic Drive, Victorville, CA 92392



## PROPOSED ENVIRONMENTAL DETERMINATION

San Bernardino County Land Use Services Department, Planning Division has prepared Initial Studies on the environmental effects of the following projects. You may examine the environmental Initial Study by contacting the appropriate County office within 20 days of this notice for review of the proposed environmental determination. Some projects may be approved by staff 20 days after this notice without further advertisement. Other projects, per State law, are scheduled for hearing before the County Planning Commission, and will be advertised for public hearing separate from this notice.

Supervisory District 1 (760) 243-8245  
Supervisory Districts 2, 3, 4, & 5 (909) 387-4131  
Environmental (909) 387-4147

### MITIGATED NEGATIVE DECLARATION

#### SUPERVISORY DISTRICT 1

**APN: 0438-102-38**

APPLICANT: CABRERA, FRANCISCO  
PROPOSAL: TENTATIVE PARCEL MAP 16811 TO CREATE  
THREE PARCELS ON 3.75 ACRES  
COMMUNITY: APPLE VALLEY/1ST SUPERVISORY  
DISTRICT  
LOCATION: SOUTHWEST CORNER OF HORIZON  
STREET AND CERRA VISTA STREET  
JCS/INDEX: 12648TP1

**APN: 3097-011-02**

APPLICANT: CHAE, KON S. & MI SON  
PROPOSAL: TENTATIVE PARCEL MAP 16749 TO CREATE  
FOUR PARCELS ON 10 ACRES  
COMMUNITY: PHELAN/1ST SUPERVISORY DISTRICT  
LOCATION: SOUTHEAST CORNER OF DOS PALMAS  
ROAD AND MANADA ROAD  
JCS/INDEX: 12644TP1

**APN: 0433-221-16**

APPLICANT: KONOVAL, MARY  
PROPOSAL: TENTATIVE PARCEL MAP 16586 TO CREATE  
FOUR PARCELS ON 10 ACRES  
COMMUNITY: APPLE VALLEY/1ST SUPERVISORY  
DISTRICT  
LOCATION: NORTHEAST CORNER OF GRANDVIEW  
ROAD AND CANDLELIGHT STREET  
JCS/INDEX: 12618TP1

**APN: 3065-441-08**

APPLICANT: WITT, REBECCA  
PROPOSAL: TENTATIVE PARCEL MAP 16427 TO CREATE  
FOUR PARCELS ON 10 ACRES  
COMMUNITY: PHELAN/1ST SUPERVISORY DISTRICT  
LOCATION: SOUTHEAST CORNER OF YUCCA TERRACE  
DRIVE AND SUNNY VISTA ROAD  
JCS/INDEX: 12664TP1

**APN: 0357-272-01\***

APPLICANT: MURPHY, TOM  
PROPOSAL: CONDITIONAL USE PERMIT TO ESTABLISH A  
14,288 SF OFFICE/COMMERCIAL BLDG., A  
22,100 SF RETAIL/COMMERCIAL BLDG., A  
4,605 SF RESTAURANT, A 2,592 SF FAST  
FOOD RESTAURANT & A 2,816 SF MINI-  
MART/GAS STATION ON 6.36 ACRES  
COMMUNITY: OAK HILLS/1ST SUPERVISORY DISTRICT  
LOCATION: NORTHEAST CORNER OF RANCHERO ROAD  
AND ESCONDIDO AVENUE  
JCS/INDEX: 12666CU1

**APN: 3066-621-26**

APPLICANT: NIESE, CORNEAL  
PROPOSAL: TENTATIVE PARCEL MAP 16432 TO CREATE  
4 PARCELS & 1 REMAINDER ON 5.16 ACRES  
COMMUNITY: PHELAN / 1ST SUPERVISORY DISTRICT  
LOCATION: NORTH SIDE OF NIELSON ROAD, APPROX.  
220' EAST OF EABY ROAD  
JCS/INDEX: 12649TP1

**APN: 0357-571-42**  
APPLICANT: PELLISSIER, ROBIN  
PROPOSAL: TENTATIVE TRACT 17256 TO CREATE FIFTEEN LOTS ON 40 ACRES  
COMMUNITY: OAK HILLS/1ST SUPERVISORIAL DISTRICT  
LOCATION: BOUNDED BY FARMINGTON STREET, JENNY STREET, PYTHAGORAS ROAD AND OUTPOST ROAD  
JCS/INDEX: 12637TT1

**APN: 3067-451-03**  
APPLICANT: SIM, TONG S.  
PROPOSAL: TENTATIVE PARCEL MAP 16900 TO CREATE FOUR PARCELS AND A REMAINDER PARCEL ON 20 ACRES  
COMMUNITY: PHELAN/1ST SUPERVISORIAL DISTRICT  
LOCATION: EXTENDING BETWEEN AVENAL STREET AND YUCCA TERRACE DRIVE, APPROXIMATELY 1258' WEST OF BEEKLEY ROAD  
JCS/INDEX: 12641TP1

**APN: 0488-031-01 & 02**  
APPLICANT: MATCON CORP.  
PROPOSAL: A NEW RECLAMATION PLAN FOR 2 DOLOMITE QUARRIES ON A TOTAL OF 11.5 ACRES OF BLM LAND.  
COMMUNITY: HINKLEY/1<sup>ST</sup> SUPERVISORIAL DISTRICT  
LOCATION: 4 MILES EAST OF HELENDALE ROAD; NORTH OF IRON MOUNTAIN ROAD  
JCS/INDEX: 12455SM1

### **SUPERVISORIAL DISTRICT 3**

**APN: 0295-231-35**  
APPLICANT: HESS, JAMES  
PROPOSAL: TENTATIVE TRACT 17302 TO CREATE 12 LOTS ON 2.19 ACRES  
COMMUNITY: HILLTOP (RUNNING SPRINGS)/ 3RD SUPERVISORIAL DISTRICT  
LOCATION: NORTH SIDE OF HILLTOP DR., APPROX. 50' SOUTH OF SOUTAR DR.  
JCS/INDEX: 12606TT1

**APN: 0329-041-56**  
APPLICANT: IMUS, GREGG  
PROPOSAL: TENTATIVE TRACT MAP 17159 TO CREATE 14 LOTS ON 7.49 ACRES  
COMMUNITY: LAKE ARROWHEAD/3RD SUPERVISORIAL DISTRICT  
LOCATION: SOUTHEAST CORNER OF NORTH BAY ROAD AND HIGHWAY 173  
JCS/INDEX: 12639TT1

**APN: 0314-422-37\***  
APPLICANT: FAITH INVESTMENTS, INC. (PEISNER, STEVE)  
PROPOSAL: **A) TENTATIVE TRACT** 16980 TO CREATE 8 LOTS ON 1.8 ACRES **B) GENERAL PLAN AMENDMENT** TO CHANGE ZONING FROM BV/7M-RM TO BV/CN ON 2.09 ACRES  
COMMUNITY: BEAR VALLEY(BIG BEAR CITY)/3RD SUPERVISORIAL DISTRICT  
LOCATION: NORTH AND SOUTHWEST CORNER OF HIGHWAY 38 AND MONTCLAIR DRIVE  
JCS/INDEX: 12605CF1

### **SUPERVISORIAL DISTRICT 5**

**APN: 0252-151-68\***  
APPLICANT: A.V.H. ASSOCIATES  
PROPOSAL: **(A) MERGE** 2 PARCELS ON 17.68 ACRES; **(B) CONDITIONAL USE PERMIT** FOR AUTO AUCTION BUSINESS CONSISTING OF A 6,000 SF OFFICE/ADMINISTRATION BUILDING ON 17.68 ACRES  
COMMUNITY: BLOOMINGTON/ 5TH SUPERVISORIAL DISTRICT  
LOCATION: NORTH SIDE OF SLOVER AVE., APPROX. 250' WEST OF LOCUST AVE.  
JCS/INDEX: 12670CF1

**APN: 0252-051-39**  
APPLICANT: B J GHUMAN  
PROPOSAL: TENTATIVE TRACT 16617 TO CREATE 6 LOTS ON 4.21 ACRES  
COMMUNITY: BLOOMINGTON/5TH SUPERVISORIAL DISTRICT  
LOCATION: MARYGOLD AVENUE, SOUTH SIDE, APPROXIMATELY 800' WEST OF LOCUST AVENUE  
JCS/INDEX: 12527TT1

### **PROPOSED ENVIRONMENTAL DETERMINATION CONTINUED FOR 15 DAYS**

### **SUPERVISORIAL DISTRICT 1**

**APN: 3088-551-01**  
APPLICANT: BEARSPRING INVESTMENT, LLC  
PROPOSAL: **A) TENTATIVE TRACT** 17196 TO CREATE 37 NUMBERED LOTS AND ONE LETTERED LOT FOR DEVELOPMENT OF A MULTIPLE RESIDENTIAL HOUSING PROJECT ON 3.77 ACRES **B) CONDITIONAL USE PERMIT** TO ESTABLISH 37 CONDOMINIUM UNITS ON 3.77 ACRES  
COMMUNITY: SPRING VALLEY LAKE/1ST SUPERVISORIAL DISTRICT  
LOCATION: SOUTHWEST CORNER OF SPRING VALLEY PARKWAY AND COUNTRY CLUB DRIVE  
JCS/INDEX: 12541CF1